

ORDINANCE NO. 011108-16

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED IN THE 10500-10600 BLOCK OF BRODIE LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to single family residence standard lot (SF-2) district on the property described in File C14-01-0025c, as follows:

A 0.380 acre tract of land, more or less, out of the Brodie Springs Section Three Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located in the 10500-10600 block of Brodie Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on November 19, 2001.

PASSED AND APPROVED

_____, November 8, 2001

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Jackie Goodman
Kirk Watson *Mayor Pro Tem*
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

DESCRIPTION

FIELD NOTES FOR 0.380 ACRES OF LAND OUT OF BRODIE SPRINGS SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 95, PAGES 39-41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LARRY NIEMANN, OF RECORD IN VOLUME 3925, PAGE 779, OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.380 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a point being the most northerly corner of Lot 16, the most westerly corner of Lot 19, the most easterly corner of Lot 24, Block A, BRODIE SPRINGS, SECTION THREE, and the most southerly corner of Lot 20, Block A, BRODIE SPRINGS, SECTION ONE, according to the map or plat thereof recorded in Book 95, Pages 33-35, Plat Records, Travis County, Texas, and being the southeast corner of the herein described tract of land;

THENCE with the north line of said Lot 16, Block A, being a south line of said Lot 24, Block A, S 59°44'20" W, a distance of 111.70 feet to the northeast corner of Lot 15 and the northwest corner of Lot 16, Block A;

THENCE along the north line of said Lot 15, Block A, also being a south line of said Lot 24, Block A, S 75°30'44" W a distance of 56.15 feet to a point for the southwest corner hereof;

THENCE over and across the interior of said Lot 24, Block A, N 21°37'33" E a distance of 27.18 feet to a 1/2 inch iron rod with plastic cap set at the beginning of a curve to the left;

THENCE along said curve to the left which elements are delta = 37°35'04", radius = 350.00', tangent 119.10, length = 229.59' and which chord bears N 02°49'35" E a distance of 225.50 feet to a 1/2 inch iron rod with plastic cap set on a south line of Lot 22, Block A, BRODIE SPRINGS, SECTION ONE, also being an east line of said Lot 24, Block A, and being the most northerly corner hereof;

THENCE with said south line of Lot 22, and said east line of Lot 24, Block A, S 51°01'11" E a distance of 25.87 feet to the most westerly corner of Lot 21 and the most southerly corner of Lot 22, Block A;

THENCE with a south line of said Lot 21, Block A, and said east line of Lot 24, Block A, S 37°35'10" E, a distance of 94.70 feet to the most westerly corner of Lot 20, Block A, and the most southerly corner of Lot 21, Block A;

THENCE with a south line of said Lot 20, Block A, and said east line of Lot 24, Block A, S 30°15'40" E, a distance of 102.85 feet to the POINT OF BEGINNING, containing 0.380 of one acre of land, more or less, within these metes and bounds.

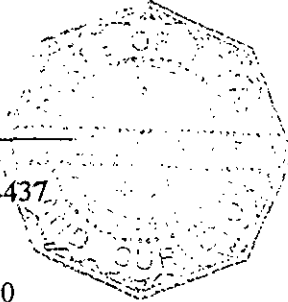
Bearing Reference: BRODIE SPRINGS, SECTION THREE, Book 95, Pg. 39-41, Travis County, Plat
Records.

I hereby certify that this description was prepared from the results of a survey made on the ground under my
supervision.

CUNNINGHAM-ALLEN, INC.




Gregory Schmidt
Registered Professional Land Surveyor No. 4437
Date: 4/19/01



TCAD PARCEL # 4 2828, # 4 3028, # 4 3030
MAP GRID # MD-14




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W.WALSH

CASE #: C14-01-0025
 ADDRESS: BRODIE SPRINGS II PHASE
 ONE
 SUBJECT AREA (acres): 0.797

ZONING BY: 107.13

DATE: 01-04
 INTLS: BAR

CITY OF
 REFER
 NUM
 C14,D1